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528 Cedar Street, NW
Washington, DC 20012
October 25, 2006

Carol Mitten
Chair
District of Columbia Zoning Commission
441 4th Street, NW Suite 210 South
Washington, DC 20001

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OPM

RE. Support Z C. Case No. 04-22A

Dear Chairman Mitten and Commissioners.

As a resident of historic Takoma, I support inclusionary zoning in my neighborhood. Takoma has a wonderful array of historic buildings and the mixture of residents is interesting and diverse. I want this neighborhood to welcome residents of all income levels while preserving its historic character. Having policies such as inclusionary zoning is essential for creating and expanding housing choices that serve the needs of all D C residents.

From January 1999 to March 2003, the prices of homes for sale rose four times faster than incomes, and the prices of rentals rose three times faster. Working-class residents such as firefighters, teachers, janitors and police officers are being priced out of the city they serve. Our children can not afford to buy houses in the neighborhoods in which they grew up.

By setting aside a mandatory portion of new housing development for low- and moderate-income residents we can help guarantee that the District remains a home for people of all races and classes.

I ask you to please establish an Inclusionary Development Policy for Washington.

As our neighbors in Montgomery and Fairfax counties know, one of the best ways to assure that the housing needs of low and moderate income residents are met is to require affordable units to be included in new market-rate developments. Inclusionary policies promote income integration and improve the social fabric of neighborhoods. They ensure that affordable units are built in desirable locations and in appropriate quantities.

Developers of multi-unit housing projects should be required to provide least 10% of the units of the units as affordable housing.

Inclusionary zoning and historic preservation are compatible and inclusionary zoning should be applied in all historic districts throughout the city, including Takoma, in order to provide a range of housing choices.

Thank you for the opportunity to comment.

Sincerely,

Alice R. Giancola
Alice R. Giancola

ZONING COMMISSION
District of Columbia
CASE NO. 04-33A
EXHIBIT NO. 82
ZONING COMMISSION
District of Columbia
CASE NO. 04-33A
EXHIBIT NO. 82